

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION**

**609 West Navajo St., West Lafayette, Indiana**

**Council Chambers**

**January 20, 2009**

The meeting was called to order at 8:34 a.m. Mr. Oates, President of the Redevelopment Commission presided.

Secretary Sorensen called the role.

Present: Steve Curtis, Diane Damico, Larry Oates,  
Linda Sorensen, Dottie Rausch, Janet Elmore

Absent: Gary Lehman

Mayor Dennis swore in Council appointee, Lawrence Oates, and school board representatives, Janet Elmore and Dottie Rausch to the West Lafayette Redevelopment Commission for the year 2009. Diane Damico was sworn in at a later time.

#### **Old Business:**

##### Minutes

Ms. Damico moved to approve the minutes of the December 16, 2008 Redevelopment Commission meeting. Mr. Curtis seconded. The minutes were approved as written with a vote 4-0.

Ms. Damico moved to approve the minutes of the January 2, 2009 Redevelopment Commission meeting. Ms. Sorensen seconded. The minutes were approved as written with a vote of 4-0.

##### Other

There was no further Old Business.

#### **New Business:**

##### Treasurer's Report

Redevelopment Commission Treasurer Judy Rhodes noted that the format of the financial reports has been revised. The new format contains the revenues and expenses of the TIF Districts, cash flow and a proposed 2009 budget for the Redevelopment

Commission. The pay 2008 TIF settlement from the County is expected within the next couple of days. The estimated pay 2009 as shown on the reports will be revised once the pay 2008 settlement is received. Ms. Rhodes said the KCB and Levee/Village districts will need to replenish their Bond Allocation Fund as payments are made. This occurs in January and February. The reports are designed to allow the Commission to focus on the resources available for projects as well as project tracking. The Commission agreed that the new format was easier to read and understand the exact amount of money left in each fund.

#### Payment of Claims

Ms. Damico motioned to pay the Sagamore Parkway TIF claim in the amount of \$5,667.50. Mr. Curtis seconded. The claim from American Structurepoint covered the progression of design work for Yeager Road as detailed by Mr. Buck. A 2009 supplement draft to the current plan is under review.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Sagamore TIF Claim passed 4-0.

Mr. Curtis motioned to pay the Levee/Village TIF claims in the amount of \$6,448.46. Ms. Sorensen seconded.

Mr. Payne explained the claim for H. Stewart Kline & Associates in the amount of \$5,517.46 for the continuing design of the of the Wabash Heritage Trail extension. A meeting for approval of the preliminary plans is scheduled with INDOT for next week.

Mr. Gall reviewed his claim for consulting and coordination work on the Phase III Garage Capital Repair and the Garage Automation Project in the amount of \$931. The projects are near completion.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Levee/Village TIF Claims passed 4-0.

Mr. Curtis motioned to pay the KCB TIF claims in the amount of \$6,091.67. Ms. Sorensen seconded.

The claim from CrossRoad Engineers in the amount of \$3,700.00 was for the Yeager Road Phase II project. It covered additional road design work primarily coordinating the location of the utilities for that corridor.

Mr. Payne stated the Mid-America Sports Advantage claim for \$726.87 was for benches at the Cumberland Park Pony League field. This is the final claim for the project.

The claim from Bennett's Greenhouses, Inc. in the amount of \$1,664.80 covered the final two trees of the Midway Planting Project. Signage and maintenance for September was also included. The purchase order for the Midway maintenance and planting is now closed.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the KCB TIF Claims passed 4-0.

Ms. Damico motioned to pay the Certified Technology Park Fund claim in the amount of \$1,734,904.64. Ms. Sorensen seconded. Mr. Oates stated this is a fund which the Redevelopment Commission acts as the fiduciary agent.

Mr. Joseph Hornett, Senior Vice President, Treasurer and COO, Purdue Research Foundation, spoke to the Commission about the recent progress of the Research Park including the Innovation Center. This claim relates to the KURZ Purdue Technology Center which will be another incubation building in the Purdue Research Park. It is designed to launch businesses that ideally will continue to thrive and grow in West Lafayette and contribute to the tax base. The facility is over 100,000 square feet, and has a budget of \$14.5M and will become the flagship of the incubation program. It is expected to produce similar results in terms of wages and jobs. The facility will also include an outside gathering place with built-in seating and be wired for sound. Phase II of the Research Park is getting close to completion.

Redevelopment Commission Attorney Tom Brooks, Jr. noted that this money is generated from the sales and income tax increment which is generated from the businesses at the Park. Mr. Oates commented that the State of Indiana has a \$5M lifetime cap on the Certified Technology Park fund. This is the second reimbursement to Purdue Research Foundation from the Certified Technology Park Fund. The first one was in November of 2005. Mr. Hornett clarified that the Certified Technology Park Fund is separate from the Technology Grant Fund. Over the past four years, the Certified Tech Park has added 792 jobs and \$36M to the payroll base of the Research Park.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Certified Technology Park Fund Claim passed 4-0.

### Purdue Technology Center II Quarterly Report 10/1/08 – 12/31/08

Mr. Greg Deason, Vice President-Real Estate and Research Park Development, explained the grant component of the Certified Technology Program. Beginning July 1, 2008 Purdue Research Park received \$275,000 towards construction expenditures and \$500,000 towards operating expenses. The quarterly report of expenditures is required as a provision of the grant. The first quarter report showed the capital expenditures and the current report reflects the continuation of the operating expenses. The final reimbursement draw will occur at the end of the grant term. The program is working and things are progressing as planned. The quarterly report has been forwarded to the State of Indiana Economic Development Corporation.

### 2008 Redevelopment Commission Annual Report to the Mayor

The report describes the activity by the Department of Development and the Redevelopment Commission for 2008. Ms. Sorensen motioned to approve the 2008 Annual Report. Ms. Damico seconded.

Mr. Oates commented that it was a very active year for the Commission considering the absence of the pay 2008 tax increment yet still remaining solvent.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the 2008 Redevelopment Commission Annual Report to the Mayor passed 4-0.

### 2009 – 2010 Community Development Block Grant Action Plan

Mr. Oates announced that two public meetings have been scheduled on Wednesday, February 4 and Thursday, March 12, 2009 regarding the 2009 – 2010 CDBG Action Plan. The meetings will be at 6:30 p.m. in the Council Chambers. Mr. Poole explained the use of CDBG funds on social services, street improvement, historic preservation and other projects within the CDBG designated area. Organizations submitting proposals to access a portion of the available funding will be reviewed. Proposals are rated by the Community Development Advisory Committee and the Common Council. Information is brought before the Redevelopment Commission because it has a direct effect on redevelopment activities and economic development within the City.

## Spending Priorities

The Redevelopment Commission discussed creating a budget for 2009 which would detail expenditures for the year. Ms. Rhodes provided information which included existing projects and proposed appropriations for 2009. Ms. Rhodes further explained that if the budget is adopted by the Commission, the budget for each major account categories is approved. If approved, a resolution is not required to transfer money within each major account category. Additional appropriations will not need to be advertised in advance of encumbering funds. Ms. Rhodes stated this is a more efficient way to use the budget statutes.

The Commission further discussed the advantages of approving a budget which included reducing delays in approving projects and savings on advertising. It was explained that approval of a budget would make one appropriation for anticipated projects for the year, rather than individual projects. Claims would still be approved by the Redevelopment Commission.

Concerning upcoming projects Ms. Damico and Mr. Buck discussed funding and the interlocal agreement with the County regarding Lindberg Road bridge design. Mr. Oates questioned the possibility of utilizing funds from the anticipated federal stimulus package on City projects.

The budget discussion was for informational purposes. Ms. Rhodes stated that State requirements dictate only the expenditure portion of the budget be advertised prior to approval. The final presentation will be voted on at the February meeting.

## Meeting Schedule - 2009

The following meetings were confirmed:

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>Tuesday, February 7, 2009</b> | <b>8:30 a.m. Council Chambers</b> |
| <b>Tuesday, March 10, 2009</b>   | <b>8:30 a.m. Council Chambers</b> |
| <b>Tuesday, April 21, 2009</b>   | <b>8:30 a.m. Council Chambers</b> |
| <b>Tuesday, May 19, 2009</b>     | <b>8:30 a.m. Council Chambers</b> |
| <b>Tuesday, June 16, 2009</b>    | <b>8:30 a.m. Council Chambers</b> |

## Other

There was no further new business.

## Public Comment

There was none.

**Adjourn**

On motion of Ms. Sorensen and seconded by Ms. Damico, the meeting adjourned at 10:06 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:

  
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Lawrence F. Oates  
President

/djk